Delegated				Flex Select Prime Rate Sheet	NQM FUNDING
DATE	10/31/2023			Full Doc & Alt Doc	
	30 Day Pricing			Price Adjustment - FICO x LTV	
Coupon	5/6 ARM	FIX30/FIX15			
7.124%	97.635	97.500			
7.249%	98.010	97.875			
7.374%	98.323	98.188			
7.499%	98.635	98.500			
7.624%	98.885	98.750			
7.749%	99.135	99.000			
7.874%	99.385	99.250			
7.999%	99.635	99.500			
8.124%	99.885	99.750			
8.249%	100.135	100.000			
8.374%	100.319	100.250			
8.499%	100.539	100.500			
8.624%	100.789	100.750			
8.749%	101.039	101.000			
8.874%	101.289	101.250			
8.999%	101.539	101.500			
9.124%	101.727	101.688			
9.249%	101.914	101.875			
9.374%	102.102	102.063			
9.499%	102.258	102.219			
9.624%	102.414	102.375			
9.749%	102.570	102.531			
9.874%	102.727	102.688			
9.999%	102.883	102.844			
10.124%	103.039	103.000			
10.249%	103.195	103.156			
10.374%	103.352	103.313			
10.499%	103.508	103.469			
10.624%	103.664	103.625			
10.749%	103.820	103.781			
10.874%	103.975	103.938			
10.999%	104.131	104.094			
11.124%	104.287	104.250			
11.249%	104.443	104.406			
11.374%	104.599	104.562			
11.499%	104.755	104.718			
11.624%	104.913	104.874			
11.749%	105.069	105.030			
11.874%	105.225	105.186			
Max / Min Price		102.000	98.00		
	Term	LLPA	Max Px		
Investor Loan Prepayment Penalty Price Adjustment (5% on 80% of unpaid principal balance)	6 mos/No PPP St.	-1.250	100.000		
	12	-0.750	101.000		
	24	-0.500	101.500		
	36	0.000	102.500		
	48	0.250	102.500		
	60	0.500	102.500		
	6 Mos interest PPP	-0.250	102.500		
ARM Features			SOFR		
ARM	Margin: 4.50	Caps: 2/1/5	5.32		
Index = SOFR 1M-Avg, Floor = Initial Rate					

Documentation	FICO\LTV†	<=55%	60%	65%	70%	75%	80%	85%	90%
Full Doc	760+	1.375	1.125	1	0.750	0.625	0.250	-1.000	-2.000
	740 - 759	1.250	1.000	0.875	0.625	0.500	0.000	-1.500	-2.625
	720 - 739	1	0.875	0.750	0.375	0.125	-0.125	-1.625	N/A
	700 - 719	0.875	0.625	0.625	0.125	-0.375	-0.750	-2.625	N/A
	680 - 699	0.625	0.500	0.500	0.000	-0.750	-1.625	N/A	N/A
	660 - 679	0.125	-0.125	-0.500	-1.000	-1.875	-2.875	N/A	N/A
	640 - 659	-0.500	-0.500	-0.750	-1.500	-2.125	N/A	N/A	N/A
Bank Statement, P&L w/ 2 MOS, 1099, Asset Utilization, or P&L Only	760+	1.125	1	0.875	0.750	0.625	0.125	-1.125	-2.250
	740 - 759	1.000	0.875	0.750	0.625	0.500	-0.125	-1.750	-3.000
	720 - 739	0.875	0.750	0.625	0.375	0.000	-0.375	-2.000	N/A
	700 - 719	0.750	0.625	0.500	0.125	-0.250	-1.000	-3.000	N/A
	680 - 699	0.625	0.500	0.375	0.000	-1.000	-2.125	N/A	N/A
	660 - 679	0.125	-0.125	-0.500	-1.000	-2.125	-3.375	N/A	N/A
	640 - 659	-0.500	-0.500	-0.750	-1.625	-2.750	N/A	N/A	N/A

†If CLTV>LTV then use CLTV for eligibility and adjustments

Additional Price Adjustments		<=55%	<=60%	65%	70%	75%	80%	85%	90%
Products	12 Mos Income	0.000	0.000	0.000	0.000	-0.125	-0.125	-0.375	-0.500
	40 Yr Fixed Full Amor	-0.250	-0.375	-0.500	-0.625	-0.750	-0.875	N/A	N/A
	Interest-Only 30 YR	-0.625	-0.750	-0.875	-1.000	-1.125	-1.250	N/A	N/A
	Interest-Only 40 YR	-1.125	-1.250	-1.375	-1.500	-1.625	-1.750	N/A	N/A
Loan Amount	< 125,000	-0.750	-0.875	-0.875	-1.000	-1.000	-1.000	-1.250	N/A
	< 150,000	-0.500	-0.750	-0.750	-0.750	-1.000	-1.000	-1.000	-1.250
	< 250,000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
	> 600,000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
	> 1,000,000	0.250	0.250	0.250	0.250	0.000	0.000	0.000	-0.500
	> 1,500,000	0.250	0.250	0.250	0.250	0.000	0.000	0.000	-1.250
	> 2,000,000	0.000	0.000	0.000	0.000	-0.250	-0.750	-1.000	N/A
	> 2,500,000	-0.125	-0.250	-0.250	-0.375	-0.500	-0.875	N/A	N/A
Super Jumbo See Matrix For Details	> 3,000,000	-0.250	-0.250	-0.375	-0.500	-1.000	N/A	N/A	N/A
	> 3,500,000	-0.750	-0.875	-1.000	-1.250	N/A	N/A	N/A	N/A
	> 4,000,000	-1.125	-1.250	-1.750	N/A	N/A	N/A	N/A	N/A
	> 4,500,000 - 5,000,00	-1.750	-2.250	-2.750	N/A	N/A	N/A	N/A	N/A
Other	2-1 Buydown	-0.625	-0.625	-0.625	-0.625	-0.625	-0.625	N/A	N/A
	Rate and Term	-0.250	-0.250	-0.250	-0.250	-0.250	-0.500	-0.625	-1.000
	Cash-Out	-0.25	-0.375	-0.500	-0.500	-0.750	-1.125	N/A	N/A
	Delayed Fin.	-0.125	-0.125	-0.125	-0.250	-0.250	-0.500	-0.625	N/A
	Debt consol	-0.250	-0.250	-0.250	-0.375	-0.500	-0.625	-1.000	N/A
	Second Home	-0.500	-0.500	-0.500	-0.500	-0.500	-0.375	-0.375	N/A
	Investment	-0.375	-0.375	-0.500	-0.500	-0.750	-0.875	-2.000	N/A
	Condo	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125	-0.125	N/A
	NW Condo	-0.375	-0.375	-0.375	-0.375	-0.375	-0.500	-0.500	N/A
	Condotel	-2.625	-2.625	-2.625	-2.625	-2.875	N/A	N/A	N/A
	Foreign 2nd HM	-1.250	-1.250	-1.500	-1.750	-2.000	N/A	N/A	N/A
	Foreign NOO	-1.500	-1.500	-1.750	-2.000	-2.250	N/A	N/A	N/A
	ITIN (Min. $125k)	-1.875	-1.875	-1.875	-1.875	-2.000	-2.125	N/A	N/A
	Escrow Waiver	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	N/A	N/A
	2-4 Units	-0.250	-0.250	-0.250	-0.250	-0.375	-0.500	-0.500	N/A
	DTI > 43**	0.000	0.000	0.000	0.000	0.000	0.000	-0.250	-0.250
PNL Only	FICO>=700	-0.500	-0.500	-0.500	-0.500	-0.500	-0.500	N/A	N/A
PNL w/2mo BS	FICO>=640	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250

*Price No score FN at 700 score **Full Doc and Alt Doc only Escrow Waiver 80% or less & NO HPML

Maximum Premium (>2.00 Requires PPP)	102.50

Rate Buy Down

Buydown floor = 7.499
Min rate after adjustments is 7.499 Min Rate for ITIN 8.499%
Min buy Price 98.00
Maximum Rate 11.874
Maximum LTV= Max CLTV

PRICE ADJUSTMENTS

Lock Period	
15 Days	0.063
30 Days	0.000
45 Days	-0.150
Extensions	
7 Days (Min)	-0.250
15 Days	-0.375
Re-Lock	-0.250

Maximum Lock Period 45 Days

2:1 Buydown (30 YR Fixed Only, Purchase, Min 680, Max 80%, Max 50% DTi)
Rate YR 1 = Par/Final Rate minus 2%, YR 2 Minus 1%, YR 3+ Par/Final Rate

4800 N Federal HWY Building E Suite 200
Boca Raton Florida 33483
Phone Number: 561.886.0300
Lock Desk Hours: 9:30 AM - 7 PM EST
NMLS# 75597

FEES

$795 1st Lien only, 1295 Combo 1st and 2nd, $795 2nd Lien only
CDA: $150 (if SSR is greater than 2.5% only)

State Licensing

All States except HI

Mortgagee Clause

NP INC ISAOA

4800 N FEDERAL HWY
BLDG E Suite 200
Boca Raton Florida 33483

Other Price Adjustments

	60%	65%	70%	75%	80%	85%	90%
BK/SS/NOD/DIL <24> 12	-0.625	-0.625	-0.625	-0.625	-0.625	-0.625	-0.625
BK/SS/NOD/DIL <36 > 24	-0.375	-0.375	-0.375	-0.375	-0.375	-0.375	-0.375
BK/SS/NOD/DIL < 48 > 36	-0.375	-0.375	-0.375	-0.375	-0.375	-0.375	-0.375
Covid Forbearance < 6 Payments	-0.625	-0.625	-0.625	-0.625	-0.625	-0.625	-0.625
1 x 30 MTG	-0.250	-0.250	-0.375	-0.625	-0.625	-0.625	-0.625
2 x 30 MTG	-0.625	-0.625	-0.625	-0.625	-0.625	N/A	N/A
0 x 60 MTG	-0.875	-0.875	-0.875	N/A	N/A	N/A	N/A
0 x 90 MTG	-1.125	N/A	N/A	N/A	N/A	N/A	N/A
Exceptions	-0.250	-0.250	-0.250	-0.250	-0.500	-0.500	-0.500
No VOR	-0.625	-0.625	-0.625	-0.625	-0.625	-0.625	N/A
Residual Inc < 2500 (min $2000)	-0.375	-0.375	-0.375	-0.375	-0.375	-0.375	N/A

NP INC FLEX DSCR, MIXED USE, & 5-10 UNIT RATE SHEET

Delegated

Date 10/31/2023

NQM FUNDING LLC

30 Day Pricing

Rate	5/6 ARM	FIX30/FIX15
6.999	97.633	97.433
7.124	98.008	97.808
7.249	98.383	98.183
7.374	98.696	98.496
7.499	99.008	98.808
7.624	99.321	99.121
7.749	99.633	99.433
7.874	99.915	99.715
7.999	100.196	99.996
8.124	100.477	100.277
8.249	100.758	100.558
8.374	101.040	100.840
8.499	101.321	101.121
8.624	101.602	101.402
8.749	101.852	101.652
8.874	102.102	101.902
8.999	102.352	102.152
9.124	102.602	102.402
9.249	102.852	102.652
9.374	103.102	102.902
9.499	103.352	103.152
9.624	103.602	103.402
9.749	103.852	103.652
9.874	104.102	103.902
9.999	104.352	104.152
10.124	104.602	104.402
10.249	104.852	104.652
10.374	105.102	104.902
10.499	105.352	105.152
10.624	105.602	105.402
10.749	105.852	105.652
10.874	106.102	105.902
10.999	106.352	106.152
11.124	106.602	106.402
11.249	106.852	106.652
11.374	107.102	106.902
11.499	107.352	107.152

Min Price:	98.00	
PPP Months	LLPA	Max Price
0 (state Law Only)	-1.500	101.000
6 Mos PPP	-1.250	101.000
12	-1.000	101.500
24	-0.625	102.250
36	0.000	103.000
48	0.375	103.000
60	0.750	103.000
Soft PPP*	-0.250	103.00

Credit Score LLPA's

	Investor DSCR	<=50%	55%	60%	65%	70%	75%	80%
Single Property	760+	1.375	1.250	1.125	0.750	0.250	-0.625	-1.500
	740 - 759	1.250	1.125	1.000	0.625	0.125	-0.750	-1.875
	720 - 739	1.125	1.000	0.875	0.375	-0.125	-0.875	-2.000
	700 - 719 (No Score FN)	0.750	0.500	0.250	-0.250	-0.875	-2.375	N/A
	680 - 699	0.500	0.250	0.125	-1.125	-2.125	-2.500	N/A
	660 - 679	0.375	0.000	-0.375	-1.625	-2.625	N/A	N/A
	640 - 659	-1.750	-2.125	-2.750	-3.625	N/A	N/A	N/A
	620 - 639	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	600-619	N/A	N/A	N/A	N/A	N/A	N/A	N/A
		<=50%	55%	60%	65%	70%	75%	80%
DSCR Price Adjustors								
DSCR	No Ratio <.75	-2.875	-3.125	-3.250	-3.500	N/A	N/A	N/A
	<1.00x >.75	-2.000	-2.125	-2.250	-2.250	-2.375	-2.500	N/A
	>1.24 (Not Available with AirDNA)	0.500	0.500	0.500	0.625	0.625	0.625	0.625
	Foreign National >=.75 <1.0 (Fixed only)	-3.250	-3.250	-3.500	-3.750	N/A	N/A	N/A
	Foreign National > = 1.0	-2.000	-2.000	-2.250	-2.375	-2.750	N/A	N/A
AirDNA	>1.15 Minimum	-0.500	-0.500	-0.500	-0.500	-0.500	-0.625	N/A
Other LLPAs								
Product	Interest-Only	-0.125	-0.125	-0.250	-0.250	-0.500	-0.625	-1.125
Loan Amount	< 100,000	-1.250	-1.250	-1.250	-1.250	N/A	N/A	N/A
	< 150,000	-1.000	-1.000	-1.000	-1.000	-1.000	-1.375	-1.750
	< 250,000	0.125	0.125	0.125	0.125	0.125	-0.250	-0.625
	> 1,000,000	0.000	0.000	0.000	0.000	0.000	0.000	-0.375
	> 1,500,000	-0.500	-0.500	-0.500	-0.500	-0.500	-0.875	N/A
	> 2,000,000	-0.625	-0.625	-0.750	-0.875	-1.000	N/A	N/A
	> 2,500,000	-1.000	-1.000	-1.000	-1.125	-1.250	N/A	N/A
	> 3,000,000	-1.250	-1.250	-1.250	-1.375	-1.500	N/A	N/A
Other	Cash-Out	-0.500	-0.500	-0.500	-0.750	-0.750	-1.000	N/A
	Delayed Financing	-0.125	-0.125	-0.125	-0.375	-0.500	-0.750	N/A
	2-1 Buydown (Min 680 & Min .75 DSCR)	-0.875	-0.875	-0.875	-0.875	-0.875	-0.875	-0.875
	40 YR Fixed ** 5-10 units/MU only	-0.750	-0.750	-0.750	-0.750	-0.750	-1.000	N/A
	Purchase	0.125	0.125	0.125	0.125	0.125	0.125	0.125
	Condo	-0.125	-0.125	-0.250	-0.250	-0.375	-0.500	-0.750
	Condotel	-2.000	-2.000	-2.000	-2.250	-2.250	N/A	N/A
	Non-Warrantable	-0.375	-0.375	-0.500	-0.500	-0.625	-0.750	-0.875
	Exception	-0.250	-0.250	-0.250	-0.375	-0.375	-0.500	-0.500
	Escrow Waiver	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250	-0.250
	2-4 Unit	-0.500	-0.500	-0.750	-0.750	-0.750	-0.875	-1.125
	Mixed Use	-2.125	-2.125	-2.250	-2.500	-3.000	-3.250	N/A
	5-10 Unit	-2.000	-2.000	-2.125	-2.375	-2.500	-2.750	N/A
	1 x 30 MTG (Min .75 DSCR)	-0.500	-0.500	-0.500	N/A	N/A	N/A	N/A
	BK/SS/NOD/DI >24 <36	-1.125	-1.125	-1.125	-1.125	-1.125	-1.125	N/A
	BK/SS/NOD/DIL < 48 > 36	-0.625	-0.625	-0.625	-0.625	-0.625	-0.625	N/A
	Covid Forbearance < 6 Pmts	-0.625	-0.625	-0.625	-0.625	-0.625	-0.625	N/A

Notes	ARM Features			SOFR
Price Foreign National with 700 score	ARM	Margin: 6.50	Caps: 2/1/5	5.32
* Soft PPP = 6 mos Interest or Declining PPP	Index = SOFR 1M-Avg, Floor = Initial Rate			

4800 N Federal HWY Building E Suite 200

Phone Number:

Boca Raton, Florida 33483

Lock Desk Hours: 9:30am - 7PM EST

NMLS# 75597

FEES

$795 1st Lien only, 1295 Combo 1st and 2nd, $795 2nd Lien only

CDA: $150 (if SSR is greater than 2.5% only)

State Licensing

All States except HI

Mortgagee Clause

NP INC ISAOA

4800 N FEDERAL HWY BLDG E Suite 200 Boca Raton Florida 33483

Boca Raton Florida 33483

Lock Period (Max Lock Period 45 Days)

15 Days	0.0625
30 Days	0.000
45 Days	-0.150

Extension	Bps Fee
7 Days	-0.250
15 Days	-0.375
Re-Lock	-0.250
Maximum Rate Lock Term	45 Days

Product	IO Mos	Amortization	Term	Caps	Margin
30Y Fixed	-	360	360		
30Y Fixed IO	120	240	360		
5/6 ARM	-	360	360	2/1/5	6.50%
5/6 ARM IO	120	240	360	2/1/5	6.50%
40Y Fixed IO	120	360	480		

Prepayment Penalties

5% (unless otherwise restricted by state law) See matrix for details

AK, DE, MN, NH, and NM: Penalties not permitted. PA 1-2 Units & > $301,202. CO 5%

IL: Cook County permitted when rate < 8%, loan amount > $250, 000. All other counties < 8%

MD max 2% for 36 mos. MI 1% 36 mos. OH 5%

MS declining only 5/4/3/2/1, RI 2%, WI 5%

Rates

Buydown floor = 7.999

Min rate after adjustments is 7.999

Maximum LTV= Max CLTV, 5/6 Arm Qual on Fixed Period, IO Qual IO pay

Other Notes

BPO Required for Mixed Use and 5-10 Units

2nd Appraisal maybe required for Flip Transactions

* AirDNA only available in resort or Vacation areas, Not Avail. for 5-10 Units & Mixed Use

** 40yr fixed available Mixed use or 5-10 units only

No Ratio Not available on > 4 Units, Mixed Use, FN, or 5-10 Units

Minimum 1 DSCR for 5-10 Units or Mixed USE

Loans Do Not Follow Trid Max total Fee to a broker is 4% Max Total Fees 5%